

LEASE

THIS LEASE is made as of the 9th day of May, 2017 ("Effective Date"), between [REDACTED] A [REDACTED] ES LLC ("Landlord"), a New York State Corporation, and [REDACTED] K [REDACTED] ON, ("Tenant"), a New York State Corporation located at 202 Eighth Avenue, New York, NY 10011.

Landlord and Tenant hereby agree as follows:

ARTICLE 1**BASIC LEASE PROVISIONS**

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| PREMISES | Approximately 1,700 square feet of Ground Floor Retail Space and 800 Square Feet Partial Basement in the building known as 654 Ninth Avenue, New York, NY 10036. Further detailed in Exhibit A attached herein. |
| BUILDING | The building, fixtures, equipment and other improvements and appurtenances now located or hereafter erected, located or placed upon the Premises |
| REAL PROPERTY | The Building, together with the leasehold estate in the plot of land upon which it stands, and such plot of land. |
| COMMENCEMENT DATE | This Lease shall commence on April 1, 2017 |
| RENT COMMENCEMENT DATE | April 1, 2017 |
| EXPIRATION DATE | On or before March 31, 2027. |
| TERM | 10 Years. The period commencing on April 1, 2017 and ending on March 31, 2027. |

This Lease Agreement is contingent upon Tenant executing and remitting the, April Rent (\$27,500.00), May Rent (\$27,500.00) on or before May 19, 2017. Failure by Tenant to execute and remit payments as stated above on or before May 19, 2017 shall render this Lease Agreement Null and Void. Time is of the essence to render payment under this section.

